

REGULAR AND JOINT MEETING & PUBLIC HEARING
OF
NOVEMBER 26, 1985

The meeting was called to order at 11:52 a.m.

Item 1: Roll Call

Present: Members Mitchell, Cleator, Jones, Struiksma, Gotch,
Martinez and Chairman Hedgecock.

Excused: Member McColl.

Secretary: Charles G. Abdelnour

Item 3: In the matter of the Proposed First Implementation Agreement for the
Owner Participation Agreement with the Santa Fe Land Improvement
Company:

- a) Resolution certifying the Secondary Study and making certain findings with respect to the proposed agreement; and
- b) Resolution approving the First Implementation Agreement with the Santa Fe Land Improvement Company.

Motion by Struiksma to approve the resolutions.

Second by Martinez.

Vote: 7-0

ADOPTED AS RESOLUTIONS NO. 1231 and 1232

Item 8: Resolutions:

- a) Certifying the Secondary Study of Environmental Impacts with respect to the proposed DDA with Hoy T. Loftin, Robert T. Loftin and William M. Loftin; and
- b) Approving the sale of certain property in the Gateway Center East/ Mt. Hope Redevelopment Project to Hoy T. Loftin, Robert T. Loftin and William M. Loftin, and approving the DDA pertaining thereto.

The Chairman opened the Public Hearing. Warren Nielsen spoke in opposition to the proposals in Items 7 and 8, and suggested the land be used for housing.

Motion by Jones to adopt the resolutions.

Second by Martinez.

Vote: 7-0

ADOPTED AS RESOLUTIONS NO. 1233 and 1234

Item 7: Resolutions:

- a) Certifying the Secondary Study of Environmental Impacts with respect to the proposed DDA with Starboard Development Company;
- b) Approving the sale of certain property in the Gateway Center East/ Mt. Hope Redevelopment Project to Starboard Development Company and approving the DDA pertaining thereto; and
- c) Approving the basic concept drawings and the architect, landscape architect and civil engineer for the development of clean, light-industrial facilities.

Motion by Jones to adopt the resolutions.

Second by Martinez.

Vote: 7-0

ADOPTED AS RESOLUTIONS NO. 1235, 1236 and 1237

Item 2: Approval of the minutes of the Regular Meeting of November 12, 1985.

Motion by Martinez to approve the minutes.

Second by Cleator.

Vote: 7-0

Item 4: Resolution approving the Eighth Implementation Agreement to the Disposition and Development Agreement between the Agency and Py-Vavra Development, Inc. for the Omni International Hotel.

Motion by Martinez to adopt the resolution.

Second by Cleator.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 1238

Item 5: Resolution authorizing an amendment to the Mortgage Origination and Servicing Agreements relating to Residential Mortgage Revenue Bonds, 1981 Series A, 1982 Series A, and 1983 Series A.

Motion by Martinez to adopt the resolution.

Second by Cleator.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 1239

Item 6: Resolution authorizing condemnation proceedings to be initiated to acquire one ownership parcel in the Gaslamp Quarter "Fourth Avenue Project" known as the Windsor Hotel.

Motion by Martinez to adopt the resolution.

Second by Cleator.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 1240

- Item 9: Resolution approving the Second Implementation Agreement to the Disposition and Development Agreement with J. Todd Figi.

Motion by Martinez to adopt the resolution.

Second by Cleator.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 1241

- Item 10: Resolution authorizing execution of the First Amendment to the Exclusive Negotiation Agreement with Gateway Partners for development of a retail commercial center.

Mr. Jarrett noted a minor change in the agreement, changing the word "gross" to "net". Warren Nielsen spoke in opposition to this action.

Motion by Martinez to adopt the resolution.

Second by Cleator.

Vote: 7-0

ADOPTED AS RESOLUTION NO. 1242

Member Cleator left the meeting.

- Item 11: Resolution amending the total authorized contract amount to be paid Chilcote, Inc. for grading of and pipeline installation at Gateway Center West from \$1,413,648.08 to \$1,539,530.30, and authorizing the Auditor to expend such amount.

Mr. Nielsen spoke in opposition to this action.

Motion by Martinez to adopt the resolution.

Second by Jones.

Vote: 6-0

ADOPTED AS RESOLUTION NO. 1243

- Item 12: Resolution authorizing SEDC, on behalf of the Agency, to advertise and receive bids for the installation of streets and utilities at Gateway Center East.

Reynaldo PISAÑO discussed problems with left-hand turn lanes in the area of Boundary and Market Streets, and requested they be corrected. The Chairman referred this matter to SEDC staff for analysis and an informational report back to the Agency on December 3, 1985.

Motion by Jones to adopt the resolution.

Second by Struiksma.

Vote: 6-0

ADOPTED AS RESOLUTION NO. 1244

At 12:07 p.m. the Chairman adjourned the meeting to 2:00 p.m. on Tuesday, December 3, 1985 in the 12th floor Council Chambers.



Secretary of the Redevelopment Agency
of the City of San Diego, California